Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: Irvine

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Reporting Period by Calendar Year: from 01/01/2009 to 12/31/2009

These forms and tables, (see sample - next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development P.O. Box 952053 Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044 Sacramento, CA 95812-3044

Housing Policy Department
Received on:
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ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Irvine

Reporting Period 1/1/2009 - 12/31/2009

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
(9) Total of Moderate and Above Moderate from Table A3 ► ►						413	413				
(10) Total by income Table A/A3 ► ►						413	413				
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity					
(2) Preservation of Units At-Risk					
(3) Acquisition of Units					
(5) Total Units by Income					

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**	0	0	0	0	0	0	
No. of Units Permitted for **Above Moderate**	218	111	84	0	0	413	

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2006	2007	2008	2009	2010	2011	2012	2013	2014	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	7,735											7,735
	Non-deed restricted												
Low	Deed Restricted	6,408											6,408
	Non-deed restricted												
Moderate	Deed Restricted	7,139											7,139
	Non-deed restricted												
Above Moderate		14,378				413						413	13,965
Total RHNA by COG. Enter allocation number:		35,660				413						413	35,247
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremly low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
See attached Review of Past Accomplishments			

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General Comments:

Although no building permits were issued for affordable units in 2009, permits were issued in early 2010 for 18 extremely low, 27 very low, and 15 low income units . These units are located at 1000 Crested Bird within the Doria Apartments Phase I project and are already leased to income qualified households.

Appendix C: Review of Past Programs

Implementation of Policies and Programs

The City's achievements under the 2008-2014 Housing Element are summarized below:

Program 1: Residential Sites Inventory
The City will provide adequate residential and mixed-use designated sites to accommodate the City's Regional Housing Needs Assessment (RHNA) of 35,660 units (7,735 very low, 6,408 low, 7,139 moderate, and 14,378 above moderate income units).

Timeframe and Objectives:

- Maintain, in the City's Geographic Information Systems (GIS) database, a residential sites inventory that accommodates the City's RHNA and update this inventory annually.
- To ensure sufficient residential capacity is maintained in the sites inventory to accommodate the identified need, the City will develop and implement a formal ongoing project-by-project evaluation procedure pursuant to Government Code Section 56863 within six months of adoption of the Housing Element by the City Council. Should an approval of commercial development result in a reduction of capacity within mixed use zones below the residential capacity needed to accommodate the remaining need for lower-income households, the City will identify sufficient sites to accommodate the shortfall.

Accomplishments:
The residential sites inventory has been maintained in the City's GIS database and staff continues to ensure that sufficient capacity is available. No approvals of commercial development have resulted in a reduction of capacity within mixed use zones.

Continued Appropriateness:
In order to maintain certification of its Housing Element the City must continue to monitor on an ongoing basis the sites inventory to ensure sufficient residential capacity is conserved.

Timeframe and Objectives:

- Continue to pursue alternative options for meeting the RHNA (through preservation, legislative changes, and regional cooperation). Annually, beginning in May of each year, evaluate the City's funding availability and opportunities to pursue acquisition/rehabilitation of affordable housing projects and preservation of at-risk housing.

Accomplishments:
The City continues to explore alternative options for meeting the RHNA through partnerships with for profit and non-profit developers and through the City's lobbyist, whom pursues possibilities for legislative changes. Each May the City Council allocates CDBG and HOME funds, which can be used for rehabilitation of existing units for low income households and acquisition of new affordable housing units. For the 2012-2013 fiscal year a total of $193,934

was allocated to the City's Residential Rehabilitation Program, which provides loans and grants to low-income homeowners who reside in their home with critical home improvements such as health and safety, building code, and accessibility related repairs. Additionally, a total of $688,591 was allocated to the Irvine Community Land Trust (ICLT) for the Doria Apartments - Phase II, which will provide 74 units to families earning between 30% and 60% of the Area Median Income. The ICLT provided a $688,591 loan in CDBG and HOME funds to the non-profit developer of Doria Apartments- Phase II, Jamboree Housing Corporation.

Continued Appropriateness:
The City will continue to assess funding sources and opportunities to pursue acquisition/rehabilitation of affordable housing projects and preservation of at-risk housing in order to ensure that the existing housing stock is maintained and any at-risk units are evaluated and preserved if possible.

Timeframe and Objectives:

- Actively advocate the fair share of regional housing needs among all jurisdictions within Orange County and the SCAG region on a regular basis through attendance and participation in the following committees/meetings: SCAG RHNA Subcommittee, Orange County Council of Governments (OCCOG) Board, OCCOG Technical Advisory Committee, SCAG Plans & Programs Technical Advisory Committee, SCAG Regional

Accomplishments:
A number of City staff are current board members of various Orange County and SCAG committees and have attended meetings related to the regional housing needs on a regular basis.

Continued Appropriateness:
Since the next planning period will start again in 2021, this objective is no longer necessary in the interim.

Program 2: Irvine Community Land Trust
The City will coordinate with the Irvine Community Land Trust (ICLT) to actively pursue land acquisition opportunities for a range of affordable housing options, including rental apartments, ownership housing, emergency shelters, transitional housing, supportive housing, and SRO housing, during the time period of this Housing Element update.

Timeframe and Objectives:

- Assist in the development of 300 permanent affordable units (150 ownership and 150 rental housing units), including units for extremely low income households, by 2014. Specifically the City will assist the ICLT in the development of these units through the following actions:
    - Annually allocate funding in May to the ICLT for the development of affordable housing development when CDBG, HOME or other funding is available.
    - Through an ICLT Request for Proposals process, identify qualified housing developers to pursue affordable housing projects.
    - Monitor on a quarterly basis non-residential improved as well as vacant properties for sale on the market to identify land banking opportunities.

- Partner on an on-going basis with for-profit and non-profit housing developers (e.g. Jamboree, BRIDGE Housing, Habitat for Humanity, and Irvine Housing Opportunities, Inc.) and other entities to pursue permanent affordable housing opportunities in concert with the ICLT.

Accomplishments:
The ICLT obtained funding to assist two projects with the development of extremely low income housing. Through a loan of CDBG and HOME funds the ICLT assisted Jamboree Housing Corporation, with the development of Doria Apartments – Phase II, which consists of 74 units to families earning between 30% and 60% of the Area Median Income. The ICLT also secured funding to build a 104 unit apartment complex called Alegre Apartments, which will also serve families earning between 30% and 60% of the Area Median Income. The ICLT, through a Request for Proposals, found a qualified housing developer to build the project. Construction is expected to commence in late 2013.

Continued Appropriateness:
Due to the loss of redevelopment housing funds, reductions in State and federal housing funds and limited local financial resources, the ICLT will only seek to assist in a more realistic number of permanently affordable units. The City will continue to coordinate with ICLT to partner with for-profit and non-profit developers to pursue this goal.

Program 3: Inclusionary Zoning Ordinance
The City will continue to implement the Inclusionary Zoning Ordinance to require 15 percent of all new residential development be set aside as housing for very low, low and moderate income households. In addition, the City will review and consider an amendment to the Inclusionary Housing Ordinance to include in new construction residential rental projects three percent of units affordable to extremely low income households. As appropriate, payment of in-lieu fees, alternative methods of meeting affordable housing requirements, or modification of affordability levels will be permitted, subject to approval by the City Council.

Timeframe and Objectives:
- Continue to implement the Inclusionary Zoning Ordinance.
- Monitor the impact of the Inclusionary Zoning Ordinance on housing supply and price through the Zoning Code required annual residential land appraisal in the City and modify ordinance as necessary and appropriate. Specifically, monitor the variables used in the in-lieu fee calculations to reflect market conditions.
- Review and consider within one year of adoption of the Housing Element an amendment to the Inclusionary Housing Ordinance, which if adopted, would require three percent of rental dwelling units to be affordable to extremely low-income households.

Accomplishments:
The City has continued to implement the Inclusionary Housing Ordinance ("Ordinance") and require all new residential projects to comply with the requirements set forth in the Ordinance. In 2012 the required annual land value appraisal was conducted to monitor the variables used in the in-lieu fee calculations.

In March 2013 the City Council reviewed and considered an amendment to the Ordinance to include a requirement to provide extremely low income affordable housing rental units. With the loss of redevelopment housing funds, reductions in State and federal housing funds and limited local financial resources, funding to bridge the gap in development costs of extremely low-income affordable rental housing units precluded the City from adopting an amendment. With limited financial resources available to bridge the gap between market rate and extremely low-income units, developers of rental housing projects are eligible to elect to implement the Ordinance menu option in lieu of providing extremely low-income units on site. This may create the unintended effect that any affordable housing units may not be developed as a component of rental projects. Therefore, the City Council elected to not revise the Ordinance to include an extremely low income component.

Continued Appropriateness:
To ensure the City is providing its fair share of regional housing needs it will continue to implement the Inclusionary Zoning Ordinance to require 15 percent of all new residential development be set aside as housing for very low, low and moderate income households. However, the Inclusionary Housing Ordinance will not be amended to require three percent of rental dwelling units to be affordable to extremely low income households.

Program 4: Mixed-Use and Transit-Oriented Development
The City promotes mixed-use and transit-oriented development as a means of coordinating residential and employment development, reducing traffic congestion, and enhancing the jobs to housing balance in the community. Two areas are targeted for mixed-use development – the Irvine Business Complex (IBC) and the Great Park. Increased densities and height limits are offered in these areas.

The City has recently approved the Irvine Business Complex Residential Mixed Use Vision Plan and Mixed Use Overlay Zoning Code. The amendment identifies areas where mixed-use developments are most appropriate and feasible, and establish appropriate development standards for such developments.

Timeframe and Objectives:

- Continue to implement on a project-by-project submittal basis the Irvine Business Complex Vision Plan and Mixed Use Overlay Zoning Code that was approved by the Planning Commission on April 1, 2010, and the City Council on July 13, 2010.
- Continue to monitor development trends bi-annually in the Great Park and IBC to ensure that appropriate development standards and adequate incentives are provided to encourage mixed-use and transit-oriented developments. As appropriate, modify incentives and development standards to enhance feasibility of mixed use developments in these areas.

Accomplishments:
City staff continues to ensure that each individual project in the Irvine Business Complex complies with the Vision Plan and Mixed Use Overlay outlined in the Zoning Code. As the Great Park develops, the developer and City staff are responding to development trends and revising development standards accordingly.

Continued Appropriateness:
Residential development in the Irvine Business Complex continues at a steady pace; therefore staff will continue to ensure that all new projects meet the requirements and guidelines of the Vision Plan and Mixed Use Overlay. Development of the Great Park will be over a period of 10 to 20 years; therefore the monitoring of development trends to ensure mixed use and transit-oriented development is appropriate.

Timeframe and Objectives:

- Continue to offer the following incentives to encourage 100 percent affordable:
  - Support in applying for local, State, and Federal funding applications;
  - Reduced park fees;
  - Density bonus exceeding State density bonus requirements;
  - Flexible development standards (e.g. shared/reduced parking, setback requirements, etc.); and
  - Expedited processing.
- Promote on an on-going basis affordable housing incentives to interested developers through the City website, affordable housing brochures, and RFP process.
- Monitor in conjunction with the annual progress report to HCD development in the Great Park and IBC areas to ensure adequate sites continue to be available for meeting the City's RHNA. When non-residential development occurs in the Great Park and IBC, update the sites inventory and RHNA progress to make sure remaining sites in the City are able to accommodate the City's remaining RHNA. Through the annual report to HCD on the progress of implementing the City's Housing Element, provide an update on the City's sites inventory and RHNA status.

Accomplishments:
The City has continued to offer a variety of incentives, including reduced park fees, reduced development standards, affordable housing credits and has complied with State Density Bonus law. These incentives are promoted through the Inclusionary Housing Ordinance, Subdivision Ordinance and the City website. In addition, staff continues to monitor development in the IBC and Great Park areas, as well as the rest of the City. The residential sites inventory has been maintained in the City's GIS database and staff continues to ensure that sufficient capacity is available.

Continued Appropriateness:
These three objectives are not appropriate for this program and are already being met through Programs 1, 3, 10 and 13. Therefore they will be deleted from Program 4.

<u>Program 5: Financial Participation</u>
The City will provide deferred payment loans and/or grants through the ICLT, if available, to local housing developers to subsidize the cost of developing affordable housing units. There are sources available that must be used exclusively for the production of affordable housing. A priority for the funds will be housing that is permanently affordable. The City will also assist developers in accessing financing from State and Federal housing programs to produce a mix of housing.

Timeframe and Objectives:

- Assist in the development of 150 new permanent affordable ownership units by 2013.
- Assist in the development of 150 new permanent affordable rental units by 2013.
- Partner through the ICLT with for-profit and non-profit housing developers, Bridge Housing, Jamboree Housing, the Irvine Company, Neighborhood Housing Services, and other entities to pursue permanent affordable housing opportunities on an on-going basis.

Accomplishments:
Using redevelopment housing set-aside, HOME, CDBG and inclusionary housing in-lieu fees, the City was able to facilitate the development of a number of affordable housing projects in the past. Financial assistance was given to two all affordable projects through the ICLT.

Continued Appropriateness:
The City will continue to provide financial support as necessary and when available to affordable housing projects that are consistent with the City's General Plan, Affordable Housing Strategy & Implementation Plan and Consolidated Plan. However, the program will revised to reflect that funding will not necessarily be provided through the ICLT. In addition, with the loss of redevelopment housing funds, reductions in State and federal housing funds and limited local financial resources the goal of new, permanent affordable rental units has been reduced to 100 with the timeframe of assisting by 2015. If possible and with available funds, the City will endeavor to generate more housing than the reduced goal.

Program 6: Housing Rehabilitation
The Residential Rehabilitation Program provides financial assistance to low- and very-low-income Irvine homeowners for critical home improvement projects. Financial assistance through the program consists of deferred loans and emergency grants. This program assists homeowners in need of health and safety, building code, and accessibility-related repairs. Only owner-occupied single-family dwellings or manufactured homes located in the City of Irvine are eligible for this funding.

Timeframe and Objectives:

- Rehabilitate 60 owner-occupied housing units (10 households annually beginning each fiscal year).
- Distribute program information via the City website and at public counters as well as through the City's Code Enforcement program on an ongoing basis. Update program information on a semi-annual basis.

Accomplishments:
During the 2012-2013 Fiscal Year the City rehabilitated 20 owner-occupied housing units through loans and emergency grants. Program information continues to be available through the City's website, at the public counters and through Code Enforcement. In addition, City staff provides verbal information through the phone on an ongoing basis.

Continued Appropriateness:
The City maintains a long waiting list of homeowners in need of assistance through the Residential Rehabilitation Program. It will continue to allocate funding to the program and assist homeowners in need of critical home repairs.

Program 7: Affordable Housing Brochure
The City has made available to its residents an up-to-date brochure detailing the various affordable housing resources in Irvine, including rental and homeownership opportunities. The brochure is updated every four to six months (and as new projects come on-line) and is accessible on the City's website as well as at the City Department counters and both City senior centers.

Timeframe and Objectives:

- Update Affordable Housing Brochure bi-annually.
- Distribute Affordable Housing Brochure at City Department counters, community locations, and post the brochure on the City website.

Accomplishments:
The City has made available to its residents an up-to-date brochure detailing the various affordable housing resources in Irvine, including rental opportunities and ownerships assistance programs. The brochure is updated on a regular basis and is accessible on the City's website. Additionally, citizens can get a brochure through the Community Services and Community Development Departments at City Hall, as well as at the Lakeview and Rancho Senior Centers.

Continued Appropriateness:
The Affordable Housing Brochure is an important local housing resource for residents in the City and in the region. The City will continue to update and distribute the brochure.

Program 8: Preservation of At-Risk Units
State law requires jurisdictions to provide in their housing elements a program to preserve publicly-assisted affordable housing projects at risk of conversion to market-rate housing. Between 2008 and 2018, the City will have 528 assisted rental units in 7 developments that are at risk of converting to market-rate.

Project Name	Type	Total Units	Assisted Units/ Income Level	Unit Size	Funding Source(s)	Earliest Date of Conversion
Sutton Irvine Residences	Senior	9	9 very low income units	1 BR	HUD Section 202 and Section 8	2014
Harvard Manor	Senior	160	100 extremely low and very low income units	1, 2, 3, 4 BR	Section 8	2013
Orchard Park	Family	60	59 very low income units	2, 3, 4 BR	Section 8	2017
Woodbridge Villas	Family	258	60 very low income units	2, 3, 4 BR	Section 8	2017
The Parklands	Family	120	120 extremely low and very low income units	1, 2, 3 BR	Section 8	2018

Project Name	Type	Total Units	Assisted Units/ Income Level	Unit Size	Funding Source(s)	Earliest Date of Conversion
Windwood Knoll	Family	248	60 extremely low and very low income units	2, 3, 4 BR	Section 8	2018
Woodbridge Oaks	Family	120	120 very low income units	2 and 3 BR	Section 8	2018

Timeframe and Objectives:
The City of Irvine will work with property owners, interest groups and the State and Federal governments to implement the following measures on an ongoing basis to conserve its affordable housing stock:

- **Monitor At-Risk Units:** Annually monitor the status of at-risk units in conjunction with the annual progress report to HCD.
- **Work with Potential Purchasers or Property Owners:** Where feasible, provide technical assistance to public and non-profit agencies (including the ICLT) interested in purchasing and/or managing units at risk. Work with existing property owners to explore options of preserving the at-risk units. Annually meet with the Irvine Apartments Company (IAC) in conjunction with the annual progress report to HCD to identify projects with expiring Section 8 contracts and discuss incentives/conditions for extending the affordability covenants.
- **Tenant Education:** California Legislature extended the noticing requirement of at-risk units opting out of low-income use restrictions to one year. Should a property owner pursue conversion of the units to market rate, the City will ensure that tenants are properly noticed and informed of resources available to them for assistance.

Accomplishments:
The City maintains contact with owners of at-risk units and makes use of available local incentives to preserve these units. During the planning period, the City monitored and worked with the Irvine Apartment Communities (IAC) and other private owners to facilitate the preservation of at risk bond financed and Section 8 HUD units. A total of 654 very low income IAC bond units were extended through a development agreement for an additional 30 years. Also, the following 420 IAC affordable Section 8 units were extended for an additional five years: Orchard Park (60 units), Parklands (120 units), Windwood Knoll (60 units), Woodbridge Oaks (120 units), and Woodbridge Villas (60 units). Harvard Manor is a privately owned project at risk of converting to market rate. In 2006 the affordability expiration date for 100 very low units was extended for a seven year term to 2013. According to the owner of Harvard Manor, the Section 8 contract will be extended on a yearly basis from this point forward. City staff is currently working with the owner of Harvard Manor in an effort to extend the affordability of the units.

In November 2012, the IAC mailed letters to over 500 low income households, alerting them to the impending expiration of the State Bond Program regulating the affordability of their units. These low income units expire on November 15, 2013; however the rent restrictions will terminate on December 1, 2013. Staff worked with closely IAC to ensure that noticing

requirements were completed properly and provided other affordable housing assistance to tenants that received a notice that their bond unit is expiring.

Continued Appropriateness:
The City continues to monitor the at-risk status of affordable rental housing and works with property owners to encourage them to extend affordability covenants on these projects.

Program 9: Housing Choice Voucher
The Housing Choice Voucher Program extends rental subsidies to extremely low and very low income households, including families, seniors, and the disabled. The program offers a voucher that pays the difference between the current fair market rent as established by the U.S. Department of Housing and Urban Development and what a tenant can afford to pay (i.e. 30 to 40 percent of household income). The voucher allows a tenant to choose housing that costs above the payment standard, providing the tenant pays the extra cost.

In Irvine, the program is administered by the Orange County Housing Authority. Given the continued need for rental assistance, the City supports and encourages the provision of additional subsidies through the Housing Choice Voucher Program. The City will continue to provide referrals to households and homeowners interested in participating in this program.

Timeframe and Objectives:

- Continue to refer income-qualified households to the Orange County Housing Authority on an on-going basis.
- Assist in publicizing the program on the City website and at public counters.

Accomplishments:
City staff refers persons interested in obtaining a Section 8 Housing Choice Voucher to the Orange County Housing Authority on an ongoing basis. As of December 2012, OCHA distributed 985 vouchers to Irvine households. Of these, 273 vouchers were issued to disabled households, 362 vouchers were issued to elderly households and 350 were issued to families. In February 2012, OCHA opened its waiting list for the first time since 2005. Applications were accepted over two weeks and 48,392 were received.

Continued Appropriateness:
The City continues to participate in the Housing Choice Voucher Program and assist OCHA in publicizing this program.

Program 10: Housing for the Homeless/Extremely Low Income Households

Extremely low income households and households with special needs typically have limited housing options. Housing types appropriate for these groups include: emergency shelters, transitional housing, supportive housing, and single-room occupancy (SRO) units. The City will amend its zoning code to incorporate definitions of transitional and supportive housing, and allow these housing types as residential uses subject only to those restrictions that apply to other residential uses of the same type in the same zoning district. In addition, to ensure development standards do not constrain the development of SROs, the City will adopt development standards which may include:

- Requirements for a management plan outlining policies and procedures and annual review of services by City Planning Department
- 24- hour on- site management
- Room limitation to single occupancy, with allowance for overnight guests
- Requirements for monthly tenancies
- Units must be 250–300 square feet in size and include kitchen or bathroom
- Parking ratio of one space per unit and bicycle rack storage of one rack per 5 units

Timeframe and Objectives:

- Amend the Zoning Code within one year of the adoption of the Housing Element to address the following:
    - *Transitional Housing*: The City will amend its Zoning Ordinance to specifically define transitional housing and differentiate transitional housing in the form of group quarters versus regular housing developments.
    - *Supportive Housing:* The City will amend the Zoning Ordinance to specifically define supportive housing and differentiate supportive housing in the form of group quarters versus as regular housing developments. Supportive housing that is group housing for six or fewer persons will be permitted by right as a residential use where residential use is permitted. Supportive housing that is group housing for six or more persons will be conditionally permitted in all districts except for the Estate Density district.
    - *Single Room Occupancies:* The City will amend its Zoning Code to specifically define SROs and provide development standards.
- Encourage on an ongoing basis the development of housing for extremely low income households and persons with special needs through:
    - Financial assistance when available;
    - Reduced park fees;
    - Flexible development standards; and
    - Expedited processing.

Accomplishments:

The City currently has definitions for several residential uses similar to transitional and supportive housing that are already permitted by right or by conditional use permit in various zoning districts. These definitions include the following:

Congregate care facility: A housing development of five or more dwelling units which is planned, designed and managed to include facilities and common space that maximize the residents' potential for independent living. The facility may be occupied by elderly or handicapped persons or households as defined in Health and Safety Code § § 50067 and 50072 or successor statute. The direct services that are provided or made available shall relate to the nutritional, social, recreational, housekeeping and personal needs of the residents, and shall be provided or made available at a level necessary to assist the residents to function independently. "Direct services" means meals, housekeeping services, transportation services, and planned recreational and social activities which shall be provided to the residents directly by the management of the congregate housing. Support services are social services, day care services and in-home services which the management of the congregate housing shall assist the residents in obtaining at the request of the residents.

Convalescent home: A facility licensed by the State Department of Health Services, the State Department of Social Welfare, or the County of Orange, which provides bed and ambulatory care for patients with post-operative convalescent, chronic illness or dietary problems, and persons unable to care for themselves; but not including alcoholics, drug addicts, or persons with mental or contagious diseases or afflictions (see "Nursing home," "Rest home" and "Home for the aged").

Emergency shelter: Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.

Home care: The care of six or fewer elderly persons or disabled persons or children or persons identified in the specific land uses identified in the State of California Health and Safety Code, Section 1566.3, such as but not limited to **transitional housing**, congregate care facility, and convalescent home.

Residential care facility: Any family home, group care facility or similar facility providing 24-hour non-medical services, supervision or assistance essential for sustaining the activities of daily living. Residential care facility includes shelters, board and care facilities, halfway houses, wards of the juvenile court and the like and excludes Sober Living Facilities.

Residential, nonprofit: A residential use associated with the charitable provision of permanent and/or temporary housing, such as shelters and single-room occupancy housing.

Residential shelter facility: Any family home, group care facility or similar facility providing temporary 24-hour nonmedical services, supervision or assistance essential for the protection of the individual. Residential shelter facility includes shelters for victims seeking temporary refuge from domestic violence or abuse.

Under the City's current development regulations, the City facilitates and encourages the development of transitional housing by treating facilities that serve six or fewer persons as regular residential uses. Such facilities are permitted by right in all residential uses. They are also permitted by conditional use permit in the two other non-residential mixed-use zoning districts.

The City regulates these facilities by land use type (single-family homes, multiple-family apartments, or condominiums) rather than by their users.

Large transitional housing facilities that operate as regular housing developments are considered regular residential use and permitted by right in the City's residential zones. Large transitional housing facilities (serving more than six persons) that operate as community residential care facilities (i.e. group quarters) are conditionally permitted in all districts that allow residential uses except for the Estate Density district.

The *California Health and Safety Code* (§50675.14 (b)) defines "supportive housing" as housing with no limit on length of stay, that is occupied by target populations (including persons with disabilities, homeless, persons aging out of the foster system, etc.) and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Therefore, supportive housing is permitted in zoning districts that already allow similar uses, such as congregate care facilities, convalescent homes, home care and residential care facilities.

One example of supportive housing already operating in the City is Doria Apartments, which is owned by Jamboree Housing Corporation (JHC). Doria Apartments consists of 134 units affordable to households earning 30% to 60% of the Area Median Income. Twenty of the 134 units are restricted for persons receiving services through the Mental Health Services Act (MHSA), administered by the County of Orange. All of JHC's properties offer residents a range of on-site social, educational, and recreational services through their Housing with HEART (Helping Educate, Activate and Respond Together) program. Services offered include health and safety classes; social activities; computer learning centers with Internet access; after-school tutoring; budgeting and parenting skills classes; home buying seminars; referrals to local agencies; and more. Residents of JHC's senior community, The Meadows Mobile Home Park enjoy a variety of services, including transportation to appointments and off-site events, as well as assistance with daily living activities.

Another example of existing supportive housing is Irvine is Lakeview Aisle, located at 8 Lakeview Avenue, which is a transitional housing facility for youth emancipated from the foster care system. It is designed as part of the City and County efforts to end homelessness, since emancipated foster youth are the population that is most at-risk of becoming homeless. This facility, owned by JHC, focuses on providing transitional housing and resources to help young people to successfully transition from the foster care system with skills that will allow them to become productive adults.

The City includes SRO housing in its definition of hotel/motel (see below) and conditionally permits SRO units in the Multi-Use, Community Commercial, IBC Mixed Use, Industrial, Medical and Science, and Lifelong Learning zones. SRO units are also permitted in the Lower Peters Canyon Regional Commercial zone. The Irvine Inn is an existing SRO complex in the City that provides housing with supportive services for homeless or near homeless individuals.

Hotel, motel: A facility offering transient lodging accommodations to the general public, either on a daily basis or for extended periods of time. This would include a single room occupancy (SRO) hotel. Services such as restaurants, meeting rooms and recreation facilities may be provided as accessory uses if their aggregate total area does not exceed ten percent of the site's gross square footage.

The City continues to offer a variety of incentives, including reduced park fees, reduced development standards and affordable housing credits to aid in the development of housing for extremely low income households and persons with special needs. These incentives are promoted through the Inclusionary Housing Ordinance, Subdivision Ordinance and the City website.

Continued Appropriateness:
The City will continue to offer incentives and financial support, when feasible, to affordable housing projects for extremely low income households and persons with special needs.

Program 11: Universal Design
The City's Universal Design Principle program is a voluntary program in which participating homebuilders may offer universal design features that simplify life by making homes and associated living environments more useable by more people including children, aging populations and persons with disabilities. These design features incorporate universal design principles and elements in the materials, technology and products in the construction of a new home.

Timeframe and Objectives:

- Distribute materials on Universal Design Principle to builders and homebuyers on an on-going basis.
- Evaluate incentives to encourage participation in Universal Design Principle program annually.

Accomplishments:
The City provides information on an on-going basis about the program on its website and provides links with more detailed information. Program materials are also available at City Hall in the Community Development Department. Typically Building & Safety staff take calls from developers interested in offering Universal Design features to potential homebuyers and evaluates incentives to encourage participation in the program.

Continued Appropriateness:
The City continues to implement the Universal Design program.

Program 12: Fair Housing
The City currently contracts with the Fair Housing Council of Orange County and the Legal Aid Society to provide fair housing and tenant/landlord mediation services. Activities provided by these organizations include: outreach and education; public presentation; advocacy; referral; fair housing investigations; mediation/dispute resolution; and legal representation.

Timeframe and Objectives:

- Coordinate with Fair Housing Council and Legal Aid Society annually to conduct three public presentations and workshops for residents, real estate professionals, housing providers, among others.
- Distribute fair housing materials to minority populations on a weekly basis as requested. Make materials available on the City website, at City counters, and other community locations.
- Participate in the Fair Housing Council's regional Analysis of Impediments to Fair Housing Choice every five years when the Fair Housing Council distributes a survey to the City as part of the City's update to the Consolidated Plan for federal entitlement grants.

Accomplishments:

In the past year the Fair Housing Council of Orange County (FHCOC) had a total of 236 calls from Irvine residents regarding landlord/tenant issues. A total of 27 community outreach meetings that were accessible to all Irvine residents were conducted. The City also allocated CDBG funds to the Fair Housing Council of Orange County to assist Irvine renters/homeowners.

Continued Appropriateness:

The City will continue to contract with the non-profit organizations to provide fair housing and tenant/landlord mediation services.

Program 13: Assist in Development of Extremely Low-income Housing

The City shall work cooperatively through the ICLT with for profit and nonprofit affordable housing developers to apply for State and Federal monies for direct support of low-income housing construction and rehabilitation. The Redevelopment Agency shall continue to assess potential funding sources, such as, but not limited to, the Community Development Block Grant (CDBG) and HOME. The City shall also work cooperatively with for profit and nonprofit affordable housing developers to seek State and Federal funding specifically targeted for the development of housing affordable to extremely low-income households, such as the Local Housing Trust Fund program and Proposition 1-C funds. The City shall promote the benefits of this program to the development community by posting information on its web page and creating a handout to be distributed with land development applications.

Timeframe and Objectives:

- Seek funding opportunities on an ongoing basis to assist in the development of extremely low income housing.
- Promote the program to the development community through promotional material within six months after adoption of the Housing Element.

Accomplishments:

The ICLT obtained funding to assist two projects with the development of extremely low income housing. Through a loan of Redevelopment Set-Aside, CDBG and HOME funds the ICLT assisted Jamboree Housing Corporation, with the development of Doria Apartments – Phase I and Phase II, which consists of 134 units to families earning between 30% and 60% of the Area Median Income. The ICLT also secured funding to build a 104 unit apartment complex called

Alegre Apartments, which will also serve families earning between 30% and 60% of the Area Median Income.

Continued Appropriateness:
The City will continue to assist when feasible in the development of extremely low income housing projects that are consistent with the City's General Plan and Consolidated Plan. In addition, the Redevelopment Agency has been dissolved by state legislative action and Proposition 1C funds are no longer an available funding source; therefore both will be deleted from the program.

Program 14: Redevelopment Set-Aside Funds
Consistent with State law and subject to future state actions, twenty percent of the tax increment funds accruing to the Redevelopment Agency shall be directed to affordable housing. If successful in receiving funding from a Local Housing Trust Fund matching program, as such may exist in the future, the City shall encourage the Redevelopment Agency to work through the ICLT with affordable housing developers to utilize a portion of set-aside funds for development of housing affordable to extremely low-income households.

Timeframe and Objectives:

- Assist for-profit and non-profit developers to utilize set-aside funds for development of extremely low-income affordable housing on an ongoing basis.
- Annually target a percentage of affordable housing funds if feasible to meet affordable housing needs, consistent with all applicable statutory obligations.

Accomplishments:
In 2010 the City allocated Jamboree Housing Corporation $2 million dollars in set-aside funds for Doria Apartments – Phase I, a 60 unit all affordable housing project serving very low and extremely low income households. In 2012 the City allocated $911,409 in set aside funds to Doria Apartments – Phase II for 74 units affordable to very low and extremely low income households.

Continued Appropriateness:
The City of Irvine Redevelopment Agency, along with all 400 redevelopment agencies in California, was dissolved on February 1, 2012, by the legislature and by order of the California Supreme Court in a decision issued on December 29, 2011 (California Redevelopment Association et al. v. Ana Matosantos). Therefore, set-aside funds are no longer available and this program will be deleted.